

CITY OF ALBUQUERQUE



December 21, 2017

Bruce Stidworthy, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Paseo Del Norte Sports Complex
Lot 1 Loop Industrial Park
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-27-17 (C17-D008)
Certification dated 12-12-17**

Dear Mr. Stidworthy,

Based upon the information provided in your submittal received 12-13-17, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3633.

Sincerely,

Ernest Armijo
Senior Engineer, Planning Dept.
Development Review Services

EA via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Paseo Del Norte Sports Complex Building Permit #: _____ City Drainage #: C17-D008
DRB#: 1004205 EPC#: _____ Work Order#: _____
Legal Description: Lot 1 Loop Industrial Park
City Address: North of PDN between North Diversion Channel and Washington Street

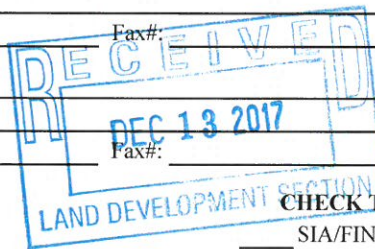
Engineering Firm: Bohannon Huston, Inc. Contact: Bruce Stidworthy or Matt Satches
Address: 7500 Jefferson St NE Courtyard 1
Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: msatches@bhinc.com

Owner: Loop Industrial, LLC Contact: Scott Grady
Address: P.O. Box 1443 Corrales NM, 87048
Phone#: 505-233-0413 Fax#: _____ E-mail: RVSG7@rayleehomes.com

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____



TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: December 12th, 2017 By: Matt Satches

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

December 12, 2017

Ms. Racquel Michel, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification – Paseo Del Norte Sportsplex (C-17 – DRB #1004205)

Dear Racquel:

Enclosed for your review is the approved Approved Administrative Amendment of the Site Plan for Building Permit Dated with Architect Stamp Dated June 16, 2017. During our site visit on December 11, 2017 one change from the approved plan was noted:

1. The handicap spaces and associated accessible walkways located at the northwest corner of the building had to be adjusted in the field due to unforeseen circumstances. During a meeting with you and COA Hydrology on August 31, 2017 (see attached memo) you informed us that this could be addressed during the CO Process. The field adjustment is minor and does not affect the traffic circulation of the site.

Given the above information and a site visit to confirm as-built conditions on December 11, 2017, it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the Approved Administrative Amendment.

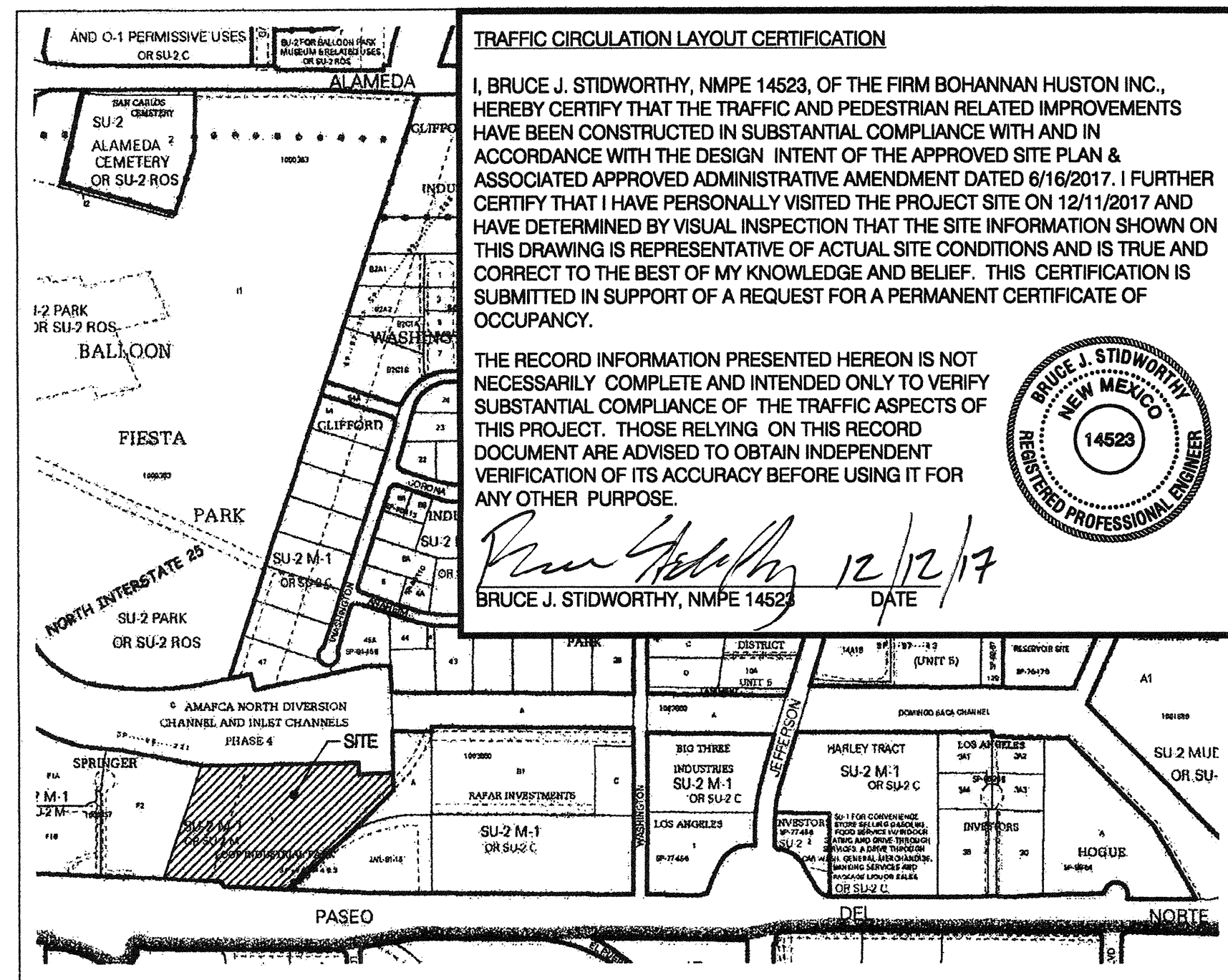
Your review and approval is requested for a **Permanent Certificate of Occupancy**. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



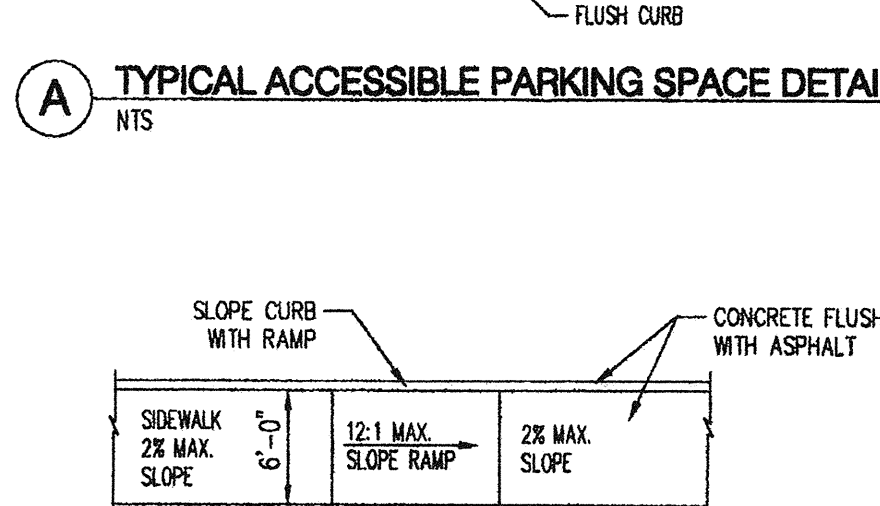
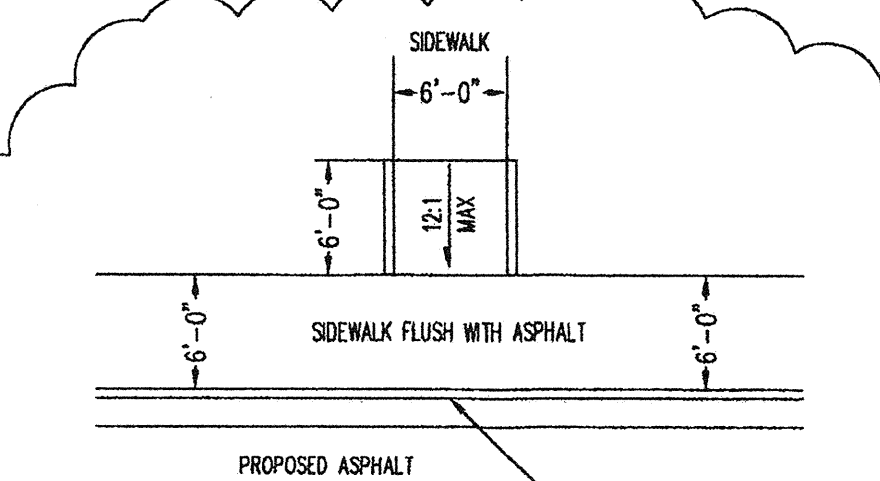
Bruce Stidworthy, P.E.
President & CEO
Bohannon Huston, Inc.

MHS
Enclosures



VICINITY MAP
N.T.S.
ZONE ATLAS PAGE C-17-Z

- KEYED NOTES**
- BICYCLE PARKING AREA - 5 SPACES
 - 16' MAX. HT. CHAIN LINK BACKSTOP
 - 8' MAX. HT. CHAIN LINK FENCE
 - ARTIFICIAL TURF SURFACE
 - PLAYER SEATING (MOVEABLE)
 - REFUSE ENCLOSURE AND RECYCLE AREA - CONSTRUCT PER C.O.A. SOLID WASTE REQUIREMENTS
 - PROJECT SIGN-MULTI-TENANT
 - ACCESS GATE
 - PAINTED CROSSWALK
 - CONCRETE CURB LOCATION
 - EDGE OF ASPHALT SURFACE
 - PONDING AREA - SEE GRADING AND DRAINAGE
 - NEW DECEL LANE TO BE CONSTRUCTED IN ACCORDANCE WITH NMDOT REQUIREMENTS
 - NEW STOP SIGN
 - MOTORCYCLE PARKING SPACES



C WHEELCHAIR PARKING SPACE DETAILS
N.T.S.

* Parking lot islands constructed with railroad ties rather than concrete curb.

SITE SUMMARY

SITE DATA

EXISTING ZONING: SU-2, M-1

PROPOSED ZONING: NO CHANGE

APPLICABLE PLANS:
NORTH I-25 SECTOR DEVELOPMENT PLAN

SITE LEGAL DESCRIPTION:
TRACT 1, LOOP INDUSTRIAL PARK

PROPOSED USE:
SPORTS COMPLEX WITH INDOOR AND OUTDOOR USES. FACILITY IS USED AS A TRAINING / EDUCATIONAL BUSINESS. THE OUTDOOR FIELDS ARE AN EXTENSION TO THE INDOOR ACTIVITIES. COMPETITION EVENTS DO NOT OCCUR. SPECTATOR VIEWING OF ACTIVITIES ARE A MINOR OCCURRENCE

BUILDING SIZES:
MULTI - USE SPORTS TRAINING CENTER = 66,193 SQ FT +/-
TRACT 1 SIZE: 9.3 ACRES +/-

PARKING PROVIDED

PAVED PARKING PROVIDED: 100, PLUS 3 MOTORCYCLE (KEYED NOTE 15)

CRUSHER FINES PARKING PROVIDED: 144

ACCESSIBLE PARKING PROVIDED: 8

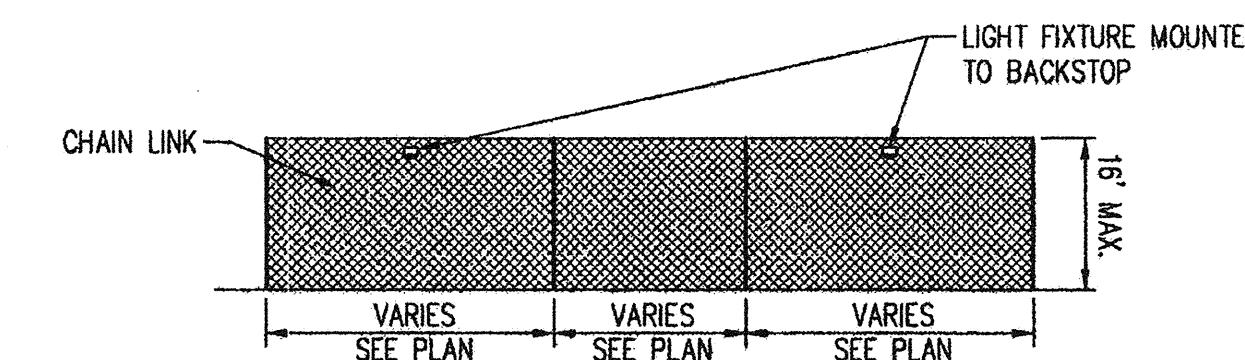
TOTAL PARKING PROVIDED: 252, PLUS 3 MOTORCYCLE (KEYED NOTE 15)

PARKING REQUIRED

MULTI - USE TRAINING CENTER:
SCHOOL: PRIVATE COMMERCIAL, 1 SPACE FOR EACH 2 STUDENTS AND EMPLOYEE STATIONS: 200 STATIONS / 2 = 100 SPACES

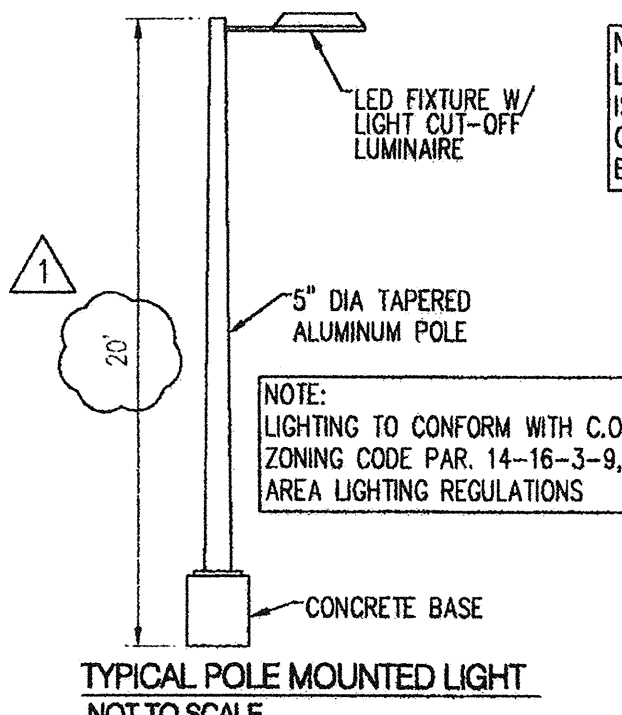
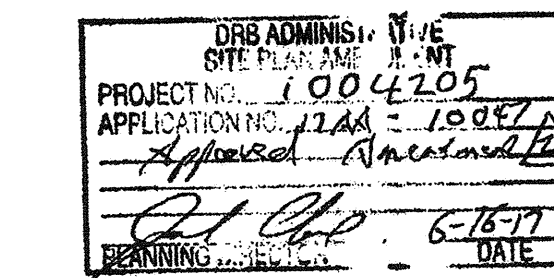
MULTI PURPOSE FIELDS: INCLUDED IN CALCULATION ABOVE

TOTAL PARKING REQUIRED: 100

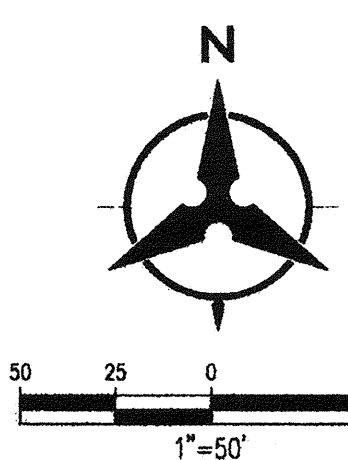


DRAWING LEGEND

---	INDICATES EXISTING PROPERTY LINE	●	PROPOSED HYDRANT
---	INDICATES EXISTING EASEMENTS	○	EXISTING HYDRANT
	EXISTING RAIL SPUR	⊗	EXISTING WATER VALVE
---	PROPOSED FENCE	■	30' TALL SITE LIGHTING (EXACT LOCATION AND QUANTITY TO BE DETERMINED WITH BUILDING POWER SUBMITTAL)
---	PROPOSED CONCRETE SURFACE		
---	PROPOSED CONCRETE BUMPER W/ NON DELINEATED PARKING SPACE		
---	EXISTING OVERHEAD POWER WIRE AND ASSOCIATED POLE		
---	PROPOSED ASPHALT SURFACE AREA		



NOTE:
LIGHTING QUANTITY AND LOCATION IS APPROXIMATE AND MAY CHANGE ONCE A PHOTOMETRIC PLAN HAS BEEN PREPARED



DATE: November 7, 2014 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Bohannon & Huston
www.bhinc.com 800.877.5332

PROJECT NUMBER: _____
Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved IRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

- 1 DRB COMMENTS 11/14/2014
2 5/2017 A.A. CHANGES